

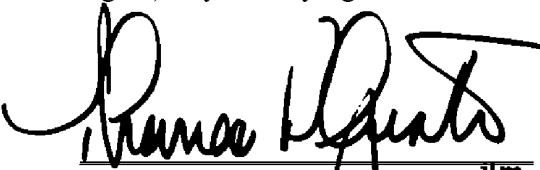
UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Beth A. Cohen	Debtor(s)	
M&T Bank		Bankruptcy Case No. 20-10215-TPA
	Movant	
Beth A. Cohen	v.	CHAPTER 7
	Respondent(s)	Related to Docket # 19
Tamera O. Rothschild, Trustee	and	
	Additional Respondent	

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 10th day of June, 2020, upon Motion of M&T Bank, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 411 Blaine Street, New Castle, PA 16101 (**"Property"**), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking **the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives** including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
United States Bankruptcy Judge **JHm**

Beth A. Cohen  
309 North Market Street Apt. 8  
Sharon, PA 16146

Paula J. Cialella Esq.  
113 North Mercer Street (VIA ECF)  
New Castle, PA 16101  
paula@cialellalaw.com

Tamera O. Rothschild  
318 W. Spring Street  
Titusville, PA 16354

KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
Western District of Pennsylvania

In re:  
Beth A. Cohen  
Debtor

Case No. 20-10215-TPA  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-1

User: nsha  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Jun 10, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 12, 2020.

db Beth A. Cohen, 309 N Market Street Apt. 8, Sharon, PA 16146  
+KML Law Group, 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 12, 2020

Signature: /s/Joseph Speetjens

---

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 10, 2020 at the address(es) listed below:

James Warmbrodt on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com  
Office of the United States Trustee ustpreion03.pi.ecf@usdoj.gov  
Paula J. Cialella on behalf of Debtor Beth A. Cohen paula@nypalaw.com,  
jennie@nypalaw.com;kayann@nypalaw.com  
Tamera Ochs Rothschild trothschild@gmx.com, pa70@ecfcbis.com  
Tamera Ochs Rothschild on behalf of Trustee Tamera Ochs Rothschild trothschild@gmx.com,  
pa70@ecfcbis.com

TOTAL: 5